



Melrose Avenue
Sneyd Green
Stoke-on-Trent, ST1 6DS



OneAgency

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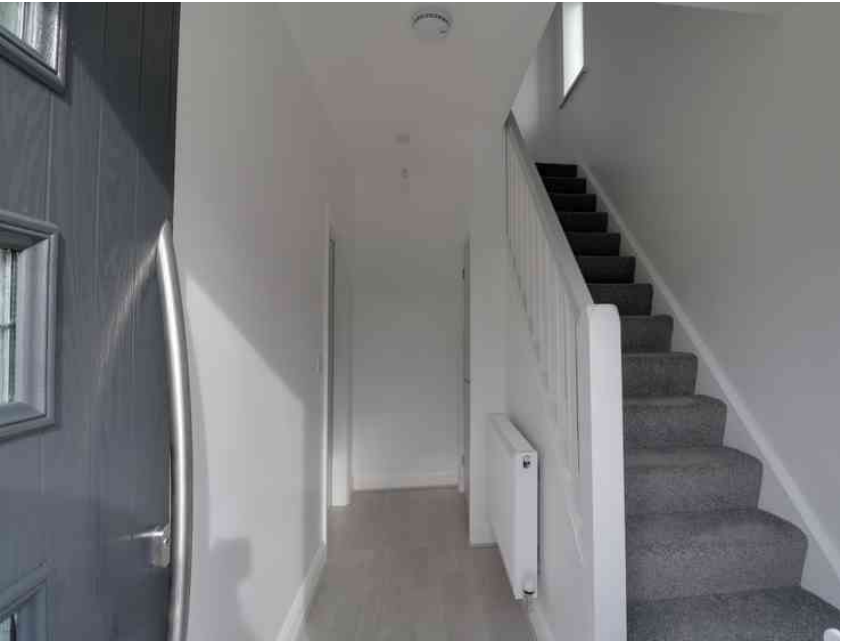
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Offers in excess of £158,000

Semi detached house which has recently undergone an extensive course of modernisation and refurbishment, providing high quality and modern accommodation throughout. Viewing is highly recommended to appreciate this fantastic property, which benefits from no chain involvement.





ENTRANCE HALLWAY

Laminate flooring, radiator, stairs to first floor, double glazed frosted window to front, door to front.

UNDER STAIRS STORAGE

Glow-Worm boiler and laminate flooring.

THROUGH LIVING/DINING ROOM

7.11m (plus bay) x 3.30m max (23' 4" x 10' 10") Double glazed bay window to front, double glazed french doors to rear, radiators x 2.

KITCHEN

3.49m x 2.52m (11' 5" x 8' 3") Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, laminate flooring.

FIRST FLOOR

LANDING

Double glazed frosted window to side, access to loft.

BEDROOM ONE

3.32m (plus bay) x 3.32m (10' 11" x 10' 11") Double glazed bay window to front, radiator.

BEDROOM TWO

3.62m x 3.30m (11' 11" x 10' 10") Double glazed window to rear, radiator.

BEDROOM THREE

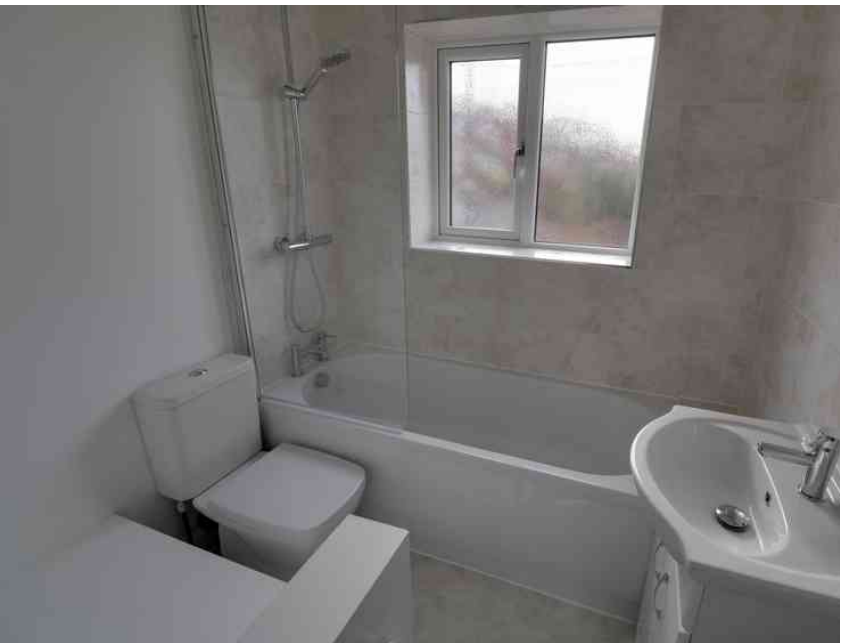
2.73m x 1.95m (8' 11" x 6' 5") Double glazed window to rear, radiator.

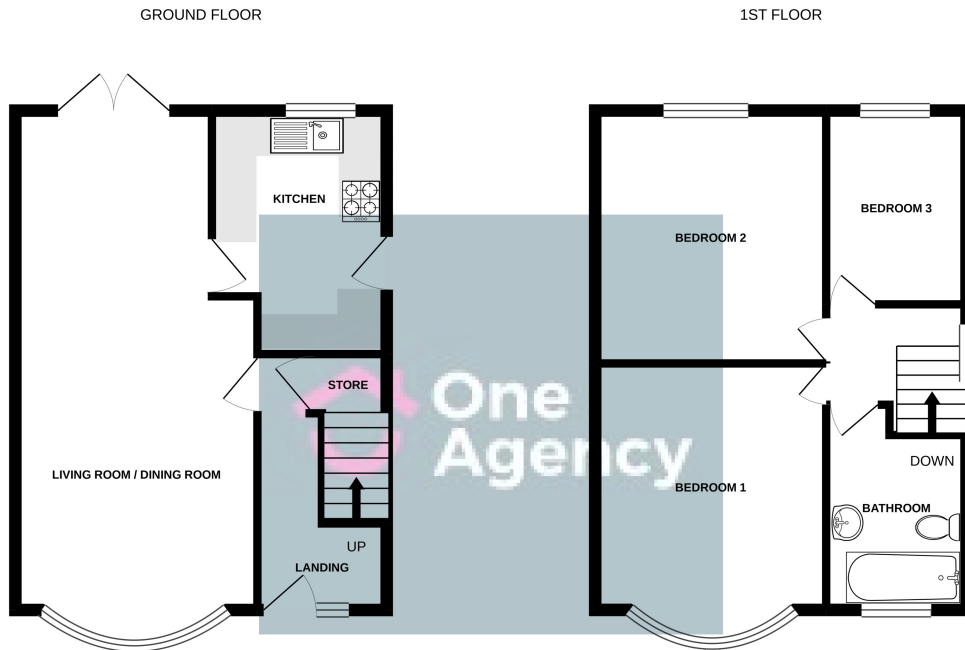
BATHROOM

1.80m x 1.91m (5' 11" x 6' 3") White bathroom suite comprising of panelled bath with shower over, vanity hand wash basin, WC., double glazed frosted window to front, tiled walls, tiled flooring, radiator.

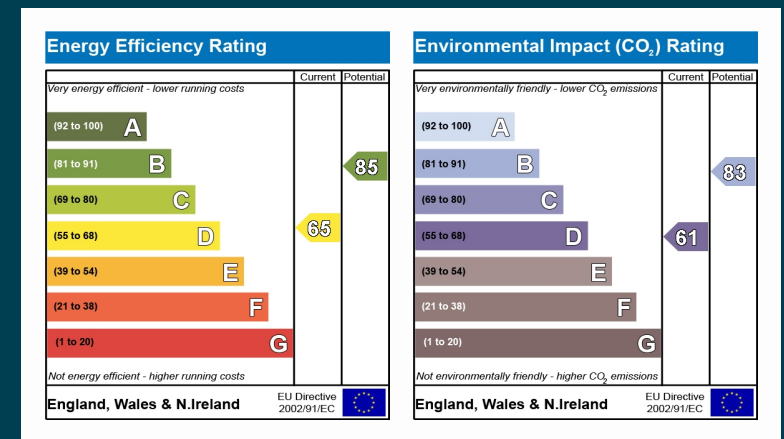
OUTSIDE

Generous sized rear garden with patio area and brick built storage with double doors to front and door to rear with further storage. Block paved driveway to front.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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